

Wolf Creek Master Homeowner Association
Annual Meeting Minutes
Jan. 26, 2023

Time: 7:00pm

Location: Zoom

Attending Board of Directors:

Kay Hoogland, President

Don Stefanik, Vice President /Trappers Ridge

Russ Watts, Treasurer /Trappers Ridge & Eden Escapes

Melinda Roland, Secretary /The Highlands

Beth Mannino, The Retreat

Eric Household for John Lewis / Lewis Properties

Welcome and Introductions

After the call to order, Board members and others present at the outset of the meeting introduced themselves. Among those other participants were BJ Manaster, Jean Kluck, Diana Packard, David Platt, and Bill Schwartz. Others joined while the meeting was in progress.

Annual Financials and 2023 Budget

Kay reviewed the 2023 budget and financial information from 2022. The Master is in a secure financial position. To improve the return on our cash reserves, we are investigating US Treasury Bills, which currently have a higher interest rate than CDs and savings accounts.

Elections:

Board members have staggered terms, each for 2 years. Those terms currently expiring are held by:

Don Stefanik, Trappers

Melinda Roland, The Highlands

Beth Mannino, The Retreat

Nominations were received from:

Don Stefanik, Trappers

BJ Manaster, The Highlands

Doug Jackson, The Retreat

Nominations were sought from the floor. None was made. There being no contested seats, Stefanik, Manaster, and Jackson were elected by Board acclamation. Kay thanked outgoing Board members Melinda Roland and Beth Mannino for their service.

Year in Review

Kay made note of the annual letter provided to owners. This letter provided information on the year in review, upcoming annual meeting, 2023 budget, and election information and nomination forms. This thorough letter of MHOA information was sent to all neighborhood HOA presidents for distribution throughout their specific neighborhoods. These materials were also sent to Wolf Creek Resort residents and developers/landowners outside of neighborhood HOAs.

Water Update

Don gave a brief update on the water situation throughout Wolf Creek Resort. Wolf Creek Water & Sewer Improvement District (WCWSID) is working with other Valley water companies and individual landowners to insure clean culinary water for the Valley. There are 80 to 100 different

water companies throughout the Valley. Several new wells are being dug in Wolf Creek and nearby areas.

Russ Watts gave a brief update on the wells his company, in collaboration with John Lewis, are currently digging. An agreement with Eden Water Works is being negotiated to resolve competing rights regarding the well Russ has dug near Elkhorn below Trappers. Other wells are being drilled near Highway 158 and look promising. John Lewis is digging a well on the SE side of the Bridges for irrigation service to the golf course.

Current sewer capacity for WCWSID is 2000 homes. 1400 homes are currently being served.

Short Term Rentals (STRs)

The County has been working on STR reform for over 2 years. The County has contracted with Granicus, an outside vendor, who can determine the number and location of STRs and provide further assistance in implementing enforcement efforts. In January 2023, the County also passed a revision of the ordinance regulating STRs. It is hoped that this will improve enforcement against non-compliant and illegal STRs.

Other Property Developments of Interest

Cobabe Ranch is outside of the Wolf Creek Resort boundaries and will not involve Master Association DRB review. Both the Pointe, near the golf course, and Powder Canyon, at the entrance to Moose Hollow, are in the Resort area subject to DRB review, which is underway.

Wolf Creek Barn Property

The Master Association has repeatedly asked Summit to clean up of this property, which is currently an eyesore. The parking of cars and disposal of old busses and other vehicles violates the zoning as well as the CC&Rs.

Summit has again contacted the Master Association regarding its desire to use the property as a park and ride for Powder Mountain customers. This has been a repeated proposal and has been withdrawn each prior time due to noncompliance with zoning, CC&Rs, and community opposition. Kay and Dayson Johnson, on behalf of Summit, are discussing the latest effort. Kay is sourcing alternatives to the Barn property. She has approached the Forrest Service superintendent about incorporating a winter park and ride as part of the upcoming renovation of the Port Ramp/Windsurfer Beach project. He was very receptive and we are encouraging Summit to pursue this solution.

The retention pond is finished and, pursuant to a discussion with Rory Murphy and the Master Board, the fencing has been changed from metallic to black. Summit's proposal to top the fence with barbed wire was withdrawn. We appreciate the intervention of Rory Murphy, a Summit representative, who contacted the Master Association to work through these issues.

Other Property Updates

The unsightly road medium or island on Elkhorn and Powder Mountain Road is owned by the County not the Master Association. Don has discussed this area with the County, which has agreed to refurbish the area in the spring with new water-wise landscaping.

Other Questions/Comments

Don, on behalf of the MHOA and guests, thanked Kay for all the work and time she gives freely to the MHOA and community. There were no other comments.

Motion to adjourn meeting made by Don and seconded by Beth. Meeting adjourned at 7:45pm.